

± 1,000 sf

Unit 627 C/L

± 1,122 sf

Unit 631 C/L

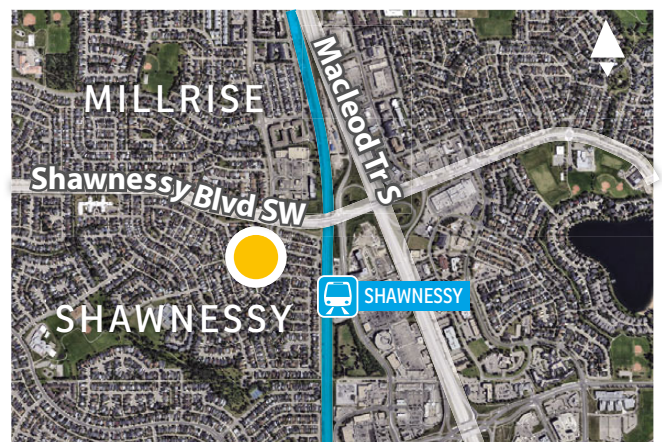
2,122 SF



## RETAIL SPACE FOR LEASE

### Shawcliffe Gate

627 & 631 Shawcliffe Gate SW,  
Calgary



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Joshua Gill**, SENIOR ASSOCIATE

C: 587-500-7707

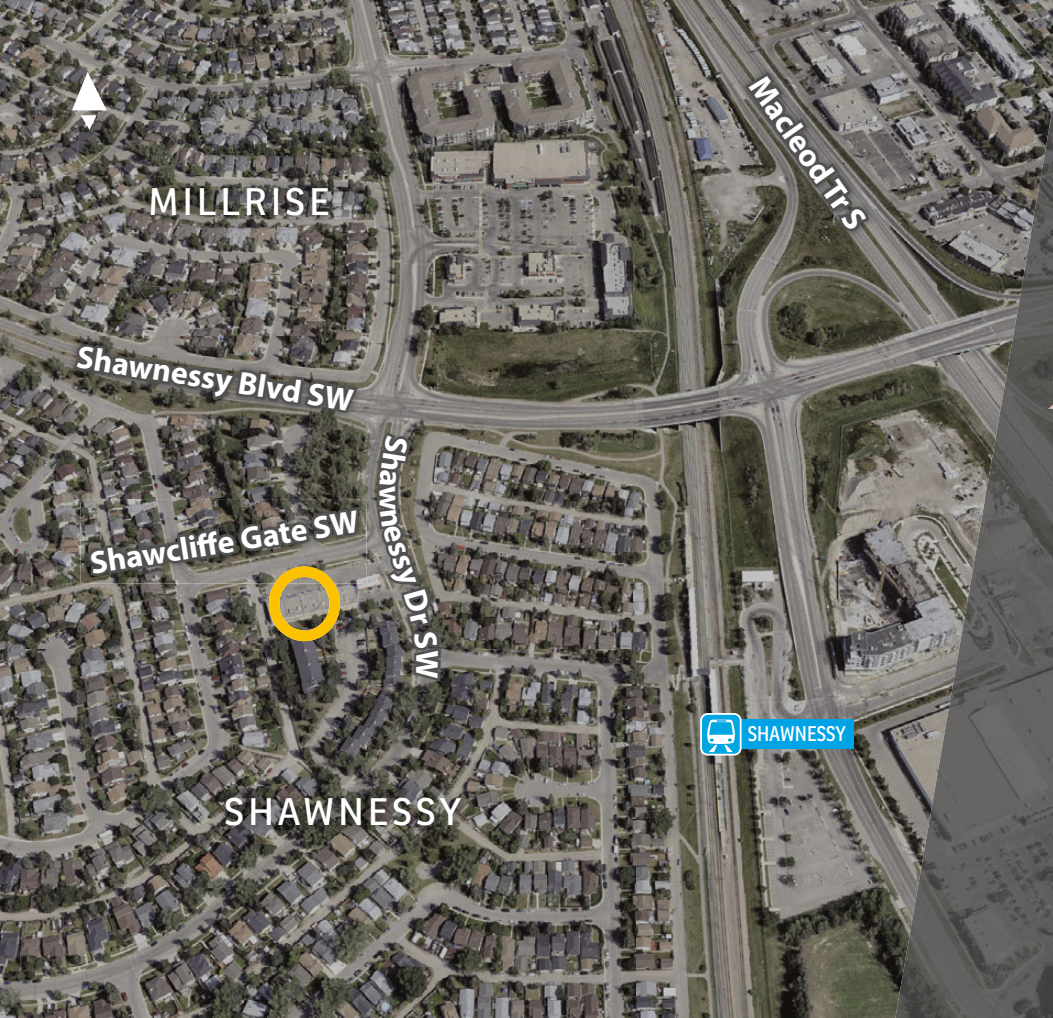
O: 403-290-0178

jgill@barclaystreet.com



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



## Area Demographics

(1.5 km radius)



Population  
22,363



Median Age  
42.5



Average Household Income \$122,099



Current Consumption / Person



\$14,748  
FOOD



\$5,566  
HEALTH CARE



\$4,607  
RECREATION



\$2,016  
PERSONAL CARE



\$3,422  
LIQUOR/TOBACCO



\$3,465  
CLOTHING

Source: Statistics Canada

- » Neighborhood shopping centre serving community of Shawnessy and area.
- » Anchored by Petro Canada & 7-Eleven.

## LEASE INFORMATION

### ADDRESS:

627 & 631 Shawcliff Gate SW, Calgary

### COMMUNITY:

Shawnessy

### ZONING:

C-N2 (Commercial - Neighbourhood 2)

### AVAILABLE FOR LEASE:

±1,000 sq. ft. – Unit 627 **C/L**  
±1,122 sq. ft. – Unit 631 **C/L** 2,122 sq. ft.

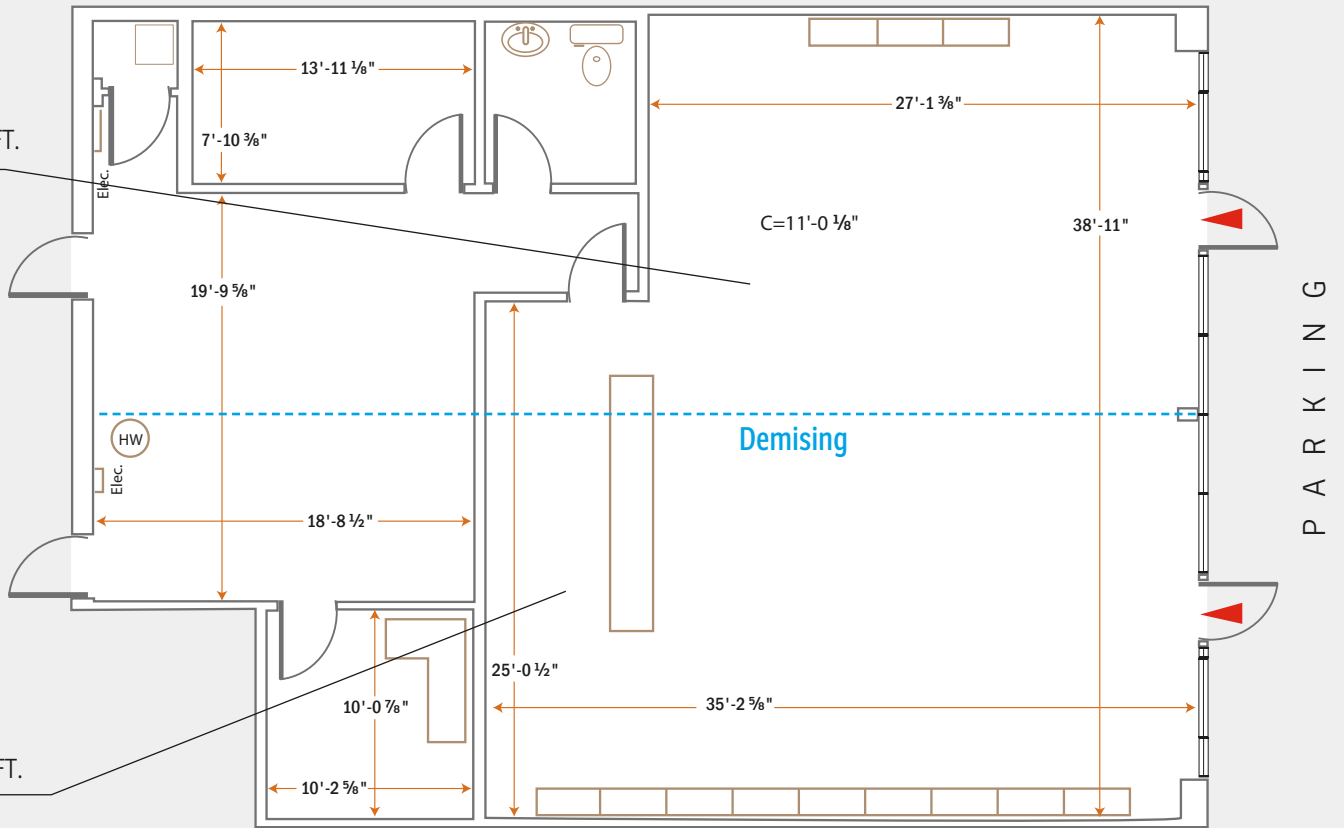
### OP. COSTS AND TAXES:

\$18.91 per sq. ft. (est.)

NET RENT: Market



UNIT 631 **C/L**  
± 1,122 SQ.FT.



UNIT 627 **C/L**  
± 1,000 SQ.FT.





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